

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department - VGTM UDA, Vijayawada - Change of Land Use from Industrial use to Residential use in D.Nos.476/1A3/C3(P), 1A3/C1(P) & 489/3(P) of Potturu Village, Guntur Mandal, Guntur District to an extent of Ac.4.382 Cents., - Draft Variation - Notification - Confirmed - Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**G.O.Ms.No. 31**

**Dated: 18.01.2010.**

Read the following:

1. G.O.Ms.No.681, M.A&U.D Department, dated 29.12.2006.
2. From the Vice-Chairman, VGTMUDA, Rc.No. E2/247/08, dated 17.09.2008.
3. Government Memo No. 15801/I2/2008-1, MA, dated: 03.07.2009.

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**ORDER:**

The draft variation to the Zonal Development Plan of Ankireddypalem issued in Government Memo third read above was published in the Extraordinary issue of Andhra Pradesh Gazette No. 317, Part-I, dated 08.07.2009. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs. 5,32,020/- (Rupees Five lakhs Thirty Two thousands and Twenty only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO  
PRINCIPAL SECRETARY TO GOVERNMENT**

**To**

The Commissioner of Printing, Hyderabad.

The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

**Copy to:**

The applicant through the Vice-Chairman, VGTM Urban Development Authority, Vijayawada.

The Executive Engineer, NSJC, O & M Division, Sattenapalli.

The Special Officer and Competent Authority, Urban Land Ceiling, Guntur.

The District Collector, Guntur District, Guntur.

SC/SF

// forwarded by order //

**SECTION OFFICER**

**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Ankireddypalem, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 317, Part-I, dated 08.07.2009 as required by sub-section (3) of the said section.

### **VARIATION**

The site in D.Nos.476/1A3/C3(P), 1A3/C1(P) & 489/3(P) of Potturu Village, Guntur Mandal Guntur District to an extent of Ac.4.382 Cents, the boundaries of which are given in the schedule below, which is presently earmarked for Industrial use in the Zonal Development Plan of Ankireddypalem zone, sanctioned in G.O.Ms.No.681 M.A.& U.D. Department, dated 29.12.2006, is designated as Residential use as shown in the modification to the Zonal Development Plan vide M.Z.D.P.No.27/2008/GNT/Ankireddypalem, which is available in the office of the Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions; **namely:-**

- (a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) the change of land use shall be subject to maintaining 9 mtrs. Buffer (includes setbacks) on eastern side.
- (h) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
- (i) that the applicant should construct Pipe culverts at their own cost.
- (j) that no inconvenience is to be caused to the neighboring ryots due to the construction of culverts.
- (k) that the applicants should solve any disputes in this regard.
- (l) that the culverts have to be constructed wherever necessary on the Field Channel duly giving prior intimation and executed as per the directions of the Irrigation and Urban Development authorities.
- (m) that the Hydraulic particulars at the location of proposed culverts should not be altered any circumstances.
- (n) Free flow of water should be allowed to the existing ayacut.
- (o) that the applicants should borne cost towards construction, repairs and maintenance of the culverts

### **SCHEDULE**

The following is the schedule of boundaries for the site in D.Nos.476/1A3/C3(P), 1A3/C1(P) & 489/3(P) of Potturu Village, Guntur Mandal, Guntur District to an extent of Ac.4.382 Cents.,

- North:** Existing canal in D.No.476/1A3/B and 476/1A3/C3(P) of Potturu Village, Guntur Mandal, Guntur District.
- South:** Existing donka road falling in D.No.166 and 489/P of Potturu Village, Guntur Mandal & Guntur District.
- East :** The site falling in D.No.489/P and 476/1A3/C1(P) of Potturu Village, Guntur Mandal & Guntur District.
- West :** Existing canal bund falling in D.No.489/2 and 476/1A2 of Potturu Village, Guntur Mandal and Guntur District.

**T.S. APPA RAO**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**